

ARTICLE 11: COMMUNITY BUSINESS DISTRICT (CB)

Section 1101: Intent and Purpose

The intent of the Community Business District is to provide within Genoa Township areas for business and service establishments which are pleasant, safe, and convenient to the neighborhood. The District is to be applied to areas currently served by central sewer wastewater treatment plants operated by the Delaware County Sanitary Engineer and by central water and other Essential Services.

Section 1102: Permitted Principal Uses

- 1102.01 Office facilities for the providing of personal service such as insurance agencies, insurance brokers, real estate offices, architects, engineers, law offices, offices of physicians, surgeons, dentists, chiropractors, or podiatrists or other allied medical, dental or optical fields.
- 1102.02 Offices of credit agencies, banks, savings and loan associations, personal credit institutions or loan offices. These businesses may be drive through businesses provided any speakers are located at least one hundred (100) feet from any residential District boundary.
- 1102.03 Offices of veterinarians provided that the practice of said veterinarians is limited to small domestic animals, that no animals are boarded on the premises except for the confinement of small animals under emergency treatment in facilities within the office, and that no outside runs or exercise areas are provided.
- 1102.04 Bake goods shop, retail only.
- 1102.05 Barber and beauty shop.
- 1102.06 Candy and ice cream stores.
- 1102.07 Drug stores.
- 1102.08 Pick up stations for dry cleaning and laundry.
- 1102.09 Self serve dry cleaning and laundromats.
- 1102.10 Grocery and delicatessen stores.
- 1102.11 Shoe repair.
- 1102.12 Florists.
- 1102.13 Hardware.
- 1102.14 Health studios.
- 1102.15 Photo studios.
- 1102.16 Radio and television sales and service.
- 1102.17 Sporting goods.
- 1102.18 Variety stores.
- 1102.19 Watch, clock, and jewelry sales and service.
- 1102.20 Small business activities which are not listed as a prohibited or Conditional Use herein and which fulfill all the requirements of this Section.

Section 1103: Permitted Accessory Uses

- 1103.01 Accessory Uses, Buildings, or other Structures customarily incidental to any of the foregoing permitted Uses.
- 1103.02 Off Street parking and loading spaces as regulated by Article 19.
- 1103.03 Signs as regulated by Article 18.

GENOA TOWNSHIP ZONING RESOLUTION
ARTICLE 11: COMMUNITY BUSINESS DISTRICT (CB)

Section 1104: Conditional Uses

The following Uses shall be permitted only in accordance with this Section, the requirements of Article 3, the supplemental regulations specified in Article 17, and the regulations specified in Article 18.

- 1104.01 Veterinary or animal hospitals provided that any Building, outside enclosed area, or outside run is a minimum of five hundred (500) feet from any existing Dwelling or residential District.
- 1104.02 Temporary Uses specified in and regulated by Section 1707.
- 1104.03 Equipment rental and lease (but not including automobiles, trucks, and trailers).
- 1104.04 Automobile service stations as regulated by Section 1304.
- 1104.05 Indoor recreation facilities.
- 1104.06 Small engine service and repair.
- 1104.07 Eating establishments without live entertainment. These businesses may have drive through facilities provided any speakers are located at least two hundred (200) feet from any residential District boundary. This distance may be reduced to one hundred (100) feet if the speaker is located on the side of the Building opposite the residential boundary.

Section 1105: Required Standards

No Certificate of Zoning Compliance shall be issued for any Use in a Community Business District until the applicant shall have certified to the Zoning Inspector that:

- 1105.01 The business activity shall be conducted wholly within a completely enclosed Building or other structural elements appropriate for business use.
- 1105.02 All business shall be of retail or service character.
- 1105.03 No manufacturing, processing, packaging, repair or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sale of goods to the public on the premises.
- 1105.04 All premises shall be furnished with all weathered hard surface walks of a material such as bituminous or Portland cement, concrete, wood, tile, terrazzo or similar material, and, except for parking areas, the grounds shall be planted and landscaped.
- 1105.05 Where the property lines separate a business District from a residential District, a visual and mechanical barrier, a minimum of five and one-half (5 ½) feet in height, shall be provided along the common Lot Line, as regulated by Article 20.
- 1105.06 No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- 1105.07 The emission of smoke or other air pollutants and dust borne by wind shall be kept to a minimum by appropriate Landscaping, paving, or other acceptable means.
- 1105.08 There will be no emission of odors or odor causing substances that can be detected without the use of instruments at or beyond the Lot Lines.
- 1105.09 There will be no vibrations that can be detected without the use of instruments at or beyond the Lot Lines.

Failure to comply with any of the Required Standards by property owners or users shall be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

Section 1106: Prohibited Uses

- 1106.01 All Uses not specifically authorized as a permitted or conditionally permitted Use by the express terms of this Section of the Zoning Resolution are hereby.
- 1106.02 The Outdoor Storage of inoperable, unlicensed, or unused motor vehicles for a period exceeding seven (7) days is prohibited. Said vehicle, if stored on the premises, shall be enclosed within a Building so as not to be visible from any adjoining property or public road.
- 1106.03 No trailer of any type, no boats, no motor homes and no equipment of any type shall be parked in front of the Front Building Line of any Lot within this District. If a Structure is located on the tract of land or lot the Building Line shall be considered to be the front wall of the Structure, even if said Structure is located behind the minimum Building Line established by this code or the restrictions on the plat or deed.
- 1106.04 Except as specifically permitted by Section 1707 no Mobile Home or mobile home office Structure shall be placed or occupied in this District.
- 1106.05 Adult Entertainment and Adult Entertainment Facilities are prohibited.
- 1106.06 Homes for adjustment and institutions as herein defined under Residential Care Facilities are prohibited.

Section 1107: Dimensional Requirements

In addition to any other provisions of this Resolution, all lands and Uses within a Community Business District shall be developed in strict compliance with the standards hereinafter established:

- 1107.01 Minimum lot area: Twenty thousand (20,000) square feet;
- 1107.02 Minimum lot Frontage: Except as hereinafter set forth all Lots or parcels shall have one hundred (100) feet Frontage. Lots or parcels having less than the above listed minimum Frontage must have a Lot Width fifty (50) feet forward of the Building Line which is equal to the minimum lot Frontage requirement. In no case shall the parcel have a Lot Width less than eighty five (85) feet at the Right-of-Way line and the width of eighty-five (85) feet shall not be decreased at any point forward of the Building Line of the Principal Building located on the premises;
- 1107.03 Minimum Corner Lot Frontage: One hundred (100) feet on one (1) street;
- 1107.04 Minimum front yard depth: No Building shall be located closer than one hundred (100) feet to any street Right-of-Way or one hundred fifty (150) feet to the centerline of a major collector or arterial street;
- 1107.05 Minimum side yard width, each side: No Principal Building or Structure shall be located closer than twenty (20) feet to any Side Lot Line;
- 1107.06 Minimum rear yard depth: No Principal Building or Structure shall be located closer than thirty-five (35) feet to the Rear Lot Line;
- 1107.07 No Building shall be located closer than one hundred (100) feet from a residential District boundary line;
- 1107.08 Building Height limits: No Building in this District shall exceed thirty five (35) feet in height measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of the Structure. No Aerial Antenna or tower shall be constructed to a height greater than the distance from the center of the base thereof to the nearest property line less ten (10) feet of said tract; and
- 1107.09 Lot Coverage: On no lot or parcel in this zoning District shall Buildings be constructed which cover more than thirty five percent (35%) of the lot area.

GENOA TOWNSHIP ZONING RESOLUTION
ARTICLE 11: COMMUNITY BUSINESS DISTRICT (CB)

Section 1108: General Development Requirements

- 1108.01 The maximum square feet of Floor Area for individual retail and service establishments shall be determined by the ratio of: Building area in square feet = lot size in acres x 10,000.
- 1108.02 Parking accommodations and loading areas shall be provided pursuant to a layout plan designed by the applicant showing traffic movement, ingress and egress, traffic control points, the number and size of parking spaces, and service areas. Parking areas shall be adequately lighted and setback from Side and Rear Property Lot Lines a minimum of six (6) feet unless contiguous to property zoned for single-family residences, in which case the Setback shall be twenty (20) feet.
- 1108.03 Provision for storm drainage shall be adequate to protect the public and owners of surrounding lands.
- 1108.04 Trash and litter shall be controlled and stored in container systems which are located and enclosed in a manner to screen them from view.
- 1108.05 All service and delivery shall be at the rear of the Structures; provided, however, that under hardship conditions provisions may be made for service and delivery at the side of the Structures.
- 1108.06 Outdoor Storage and display of merchandise on pedestrian areas is prohibited unless a five (5) foot wide strip is left for pedestrian traffic.
- 1108.07 For Conditional Uses the Township Board of Appeals may request additional information from the applicants and may attach conditions for approval as are deemed necessary to meet the objectives of this Resolution.
- 1108.08 Parking areas shall be no closer to main Structures than ten (10) feet.
- 1108.09 Pavement areas adjacent to a residential District shall be screened. Such screening shall have a minimum height of five and one-half (5½) feet and a maximum height of eight (8) feet.
- 1108.10 The following regulations shall be adhered to when vending machines and display racks are used:
- A) All vending machines, except ice machines, newspaper vending machines, and telephone booths shall be located inside the Building.
 - B) Ice machines may be located on an exterior wall, provided less than one-half (1/2) of the machine extends beyond the surface of the wall.
 - C) All other uses of outside display racks and of outside vending machines, and the display of merchandise outside are prohibited.